

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Stuarts Road, Birmingham | £312,500

**** NO UPWARD CHAIN ** BEAUTIFULLY PRESENTED LINKED DETACHED FAMILY HOME WITH POTENTIAL TO EXTEND (subject to planning) ** SOUGHT AFTER LOCATION ** THREE DOUBLE BEDROOMS ** ONLINE 360 VIRTUAL TOUR AVAILABLE ****

AN OPPORTUNITY TO PURCHASE A SUPERB FREEHOLD RESIDENCE , located in one of the premier roads in YARDLEY, This is a fabulous opportunity to buy this PROPERTY EARLY VIEWING IS ESSENTIAL.
CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 To ensure you DON'T MISS OUT!!

The property is approached via a DRIVEWAY providing off road parking for multiple vehicles also allowing access to the front of the property which comprises of: hallway, TWO RECEPTION ROOMS, KITCHEN WITH OVEN HOB & EXTRACTOR, GUEST W.C and GENEROUS REAR GARDEN (with potential to extend subject to planning) to the ground floor. To the first floor THREE DOUBLE BEDROOMS AND BATHROOM with walk in shower. The property benefits from central heating, double glazing both where specified. The property also has secure rear access,

Close to Local Schools, Shops & Transport Links.

Energy Performance Certificate : awaiting

www.primeestatesuk.com

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O2 - 78%
View broadband availability
Standard 18 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 220 Mbps

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Additional Information

Mobile Coverage

EE - 89%

3 - 83%

VODAFONE - 79%

Ground Floor

Room dimensions (ft x in):
 Hallway: 12' x 11'
 Living Room: 13'5" x 13'5"
 Dining Room: 11'0" x 12'11"
 Kitchen: 8'2" x 11'
 Terrace: 20'2" x 11'11"
 WC: 2'10" x 5'6"
 Data Passage: 2'5" x 5'11"
 Lobby: 2'7" x 5'11"
 Staircase: 10'0" x 7'6"

Floor 1

Room dimensions (ft x in):
 Landing: 10'2" x 11'4"
 Bedroom: 11'0" x 11'0"
 Bedroom: 11'0" x 11'0"
 Bedroom: 11'0" x 11'0"
 Bedroom: 11'0" x 11'0"
 Bathroom: 5'6" x 7'6"

Approximate total area*

Approximate total area*	865 sq ft
	80.2 m ²
Balconies and terraces	217 sq ft
	20.2 m ²
Reduced headroom	11 sq ft
	1.1 m ²

* (1) Excluding balconies and terraces.

Reduced headroom:
Below 2.0m (6.6ft)

Calculations reference the BCS 09K5 BC standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFESAG

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	